155.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,600 / 745,600
					USE VALUE:	745,600 / 745,600
					ASSESSED:	745,600 / 745,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
221		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WATANABE ABIGAIL E
Owner 2:	WATANABE HIDEYOSHI
Owner 3:	
Street 1:	221 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CRUZ ADNAI MENDEZ & -
Owner 2:	TEMIN MELANIE -
Street 1:	221 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Aluminum Exterior and 1669 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	325,600		420,000	745,600
Total Card	0.138	325,600		420,000	745,600
Total Parcel	0.138	325,600		420,000	745,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.73 /Parcel: 446.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103211

GIS Ref

GIS Ref

Insp Date 06/30/18

!12162!

PREVIOUS ASSESSMENT

Parcel ID 155.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,600	0	6,000.	420,000	745,600		Year end	12/23/2021
2021	101	FV	316,100	0	6,000.	420,000	736,100		Year End Roll	12/10/2020
2020	101	FV	316,100	0	6,000.	420,000	736,100	736,100	Year End Roll	12/18/2019
2019	101	FV	249,400	0	6,000.	420,000	669,400	669,400	Year End Roll	1/3/2019
2018	101	FV	249,400	0	6,000.	354,000	603,400	603,400	Year End Roll	12/20/2017
2017	101	FV	249,400	0	6,000.	324,000	573,400	573,400	Year End Roll	1/3/2017
2016	101	FV	249,400	0	6,000.	276,000	525,400	525,400	Year End	1/4/2016
2015	101	FV	235,600	0	6,000.	240,000	475,600	475,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:04:22

LAST REV

Date	Time
11/17/21	10:14:30
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12162

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRUZ ADNAI MEND	77954-454	1	6/7/2021		851,000	No	No		
SMYTH WILLIAM H	57527-489		9/28/2011		470,000	No	No		
	14319-15		6/1/1981		84,000	No	No		Y

USER DEFINED

Prior Id # 1:	103211
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1812	Insulate	4,163	C				
7/16/2014	849	Redo Bat	9,000					
5/11/1994	186		3,500					10X18 PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
7/3/2012	Measured	JBS	JOHN S
12/28/2011	MLS	EMK	Ellen K
3/20/2009	Meas/Inspect	189	PATRIOT
1/13/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
10/21/1989	Meas/Inspect	355	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27091599
Const Adj.:	0.99040425
Adj $ / SQ:	169.927
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442442
Depreciation:	116805
Depreciated Total:	325637

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

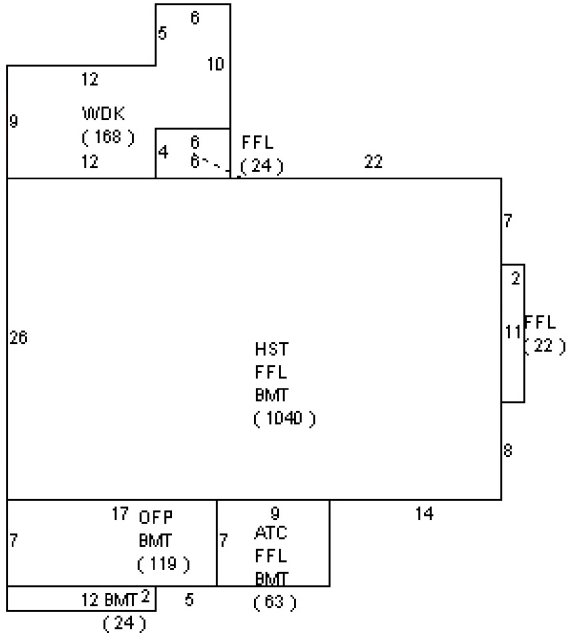
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.93
Special Features:	0	Val/Su Net:	100.99
Final Total:	325600	Val/Su SzAd	192.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	50.980	63,519
FFL	First Floor	1,149	169.930	195,246
HST	Half Story	520	169.930	88,362
WDK	Deck	168	11.840	1,989
OFP	Open Porch	119	30.070	3,579
ATC	Attic	22	169.930	3,747

Net Sketched Area:	3,224	Total:	356,442
Size Ad	1691.05	Gross Area	3785	FinArea	1669
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	